



**22 Birkin Lane**  
Grassmoor, Chesterfield, S42 5HB  
**Offers in the region of £180,000**

# 22 Birkin Lane

Grassmoor, Chesterfield, S42 5HB

Offered with NO CHAIN & IMMEDIATE POSSESSION

Well presented THREE BEDROOM SEMI-DETACHED FAMILY HOUSE situated in this sought after semi rural area with the Five Pits Trail nearby in the village of Grassmoor. Well placed for access to local village amenities, with excellent transport links including access to the M1 J29 only a short drive away, perfect for commuters also being close to the towns of Chesterfield and Clay Cross.

Internally the family living accommodation benefits from gas central heating, uPVC double glazing/facias/soffits and has 7 solar panels (owned by the vendor - 10kw battery system which allows storage of unused solar power to use later) Comprises of front reception room, Kitchen / Diner and cloakroom/WC. To the first floor main double bedroom, second double with fitted wardrobe, third versatile bedroom which could be used as an office or home working space, and fully tiled family bathroom with white 3 piece suite.

To the front of the property, offers fenced boundaries, blocked paved drive with ample car standing space also with EV charging point, and access down the side of the property with locked gate.

The rear garden has fenced boundaries, paved patio, low level wall with steps to upper lawns which is perfect for social and family entertaining. Also there are seven solar panels (owned by the vendor - 10kw battery system which allows storage of unused solar power to use later) outside tap, and shed.





**Additional Information**  
Gas Central Heating- Worcester Bosch - Installed 2016  
uPVC double glazing/facias/soffits  
7 solar panels - owned by the vendor -10kw battery system which allows storage of unused solar power to use later  
Gross Internal Floor Area - 67.9 Sq.m/ 731.0 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-Tupton Hall School

## Ground Floor

### Reception Room

**16'5" x 10'1" (5.00m x 3.07m)**

A pleasant front living room, with specialist Thermaskirt heating, front aspect window, fireplace with hearth and gas-fire (currently capped off) , uPVC French doors leading out onto the rear garden.

### Kitchen/ Diner

**16'5" x 8'11" (5.00m x 2.72m)**

Comprising of a range of base and wall units, having complimentary work surfaces with inset stainless steel sink. Integrated dishwasher, and space for washing machine and dryer. Range oven, five ring gas hob and chimney extractor fan above. Access to the downstairs W/C and rear garden.

### Fully Tiled Cloakroom

**6'7" x 2'7" (2.01m x 0.79m)**

Fully tiled and includes a low level w/c.

### First Floor Landing

Access to the fully insulated loft space, which is partly boarded. Also store cupboard where the Worcester Bosch boiler is located.

### Front Double Bedroom One

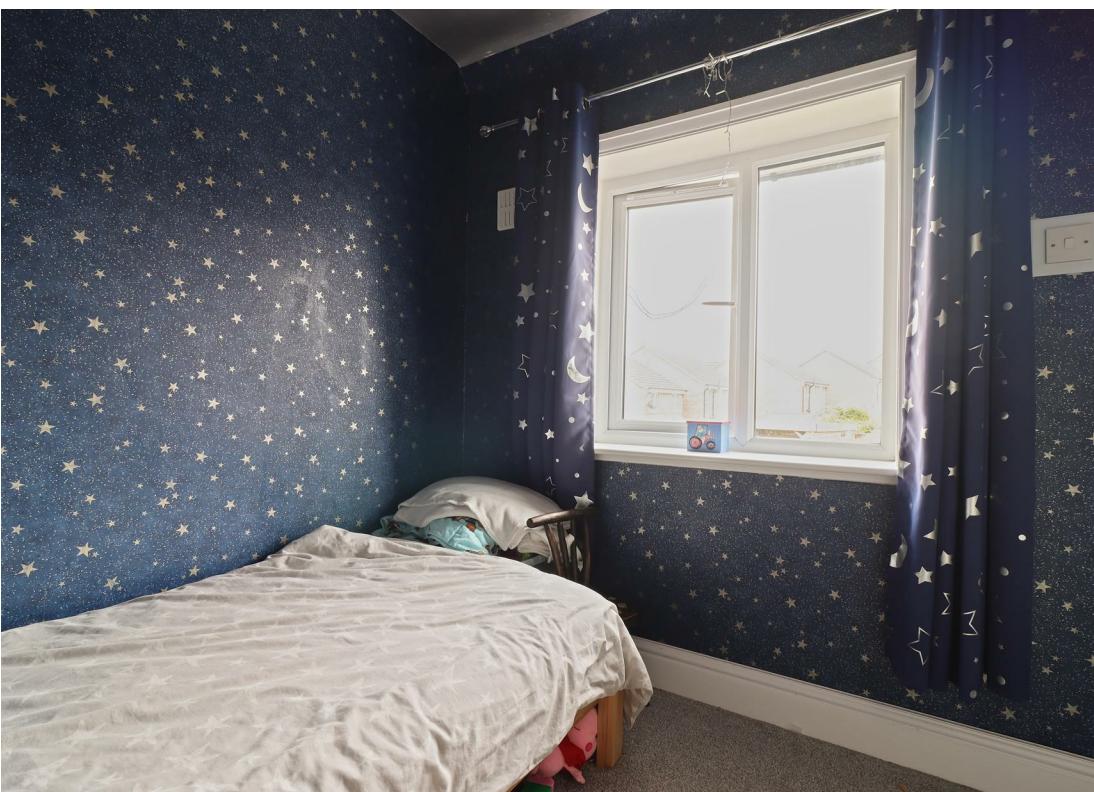
**11'5" x 9'1" (3.48m x 2.77m)**

A generous sized double bedroom, front aspect window, and laminate flooring.

### Front Double Bedroom Two

**10'6" x 8'3" (3.20m x 2.51m)**

With front aspect window, and a built in wardrobe offering space for storage.





### Rear Single Bedroom Three

8'0" x 7'6" (2.44m x 2.29m)

A versatile third bedroom with specialist Thermaskirt heating, rear aspect window, which could also be utilised as an office / home working space.



### Fully Tiled Family Bathroom

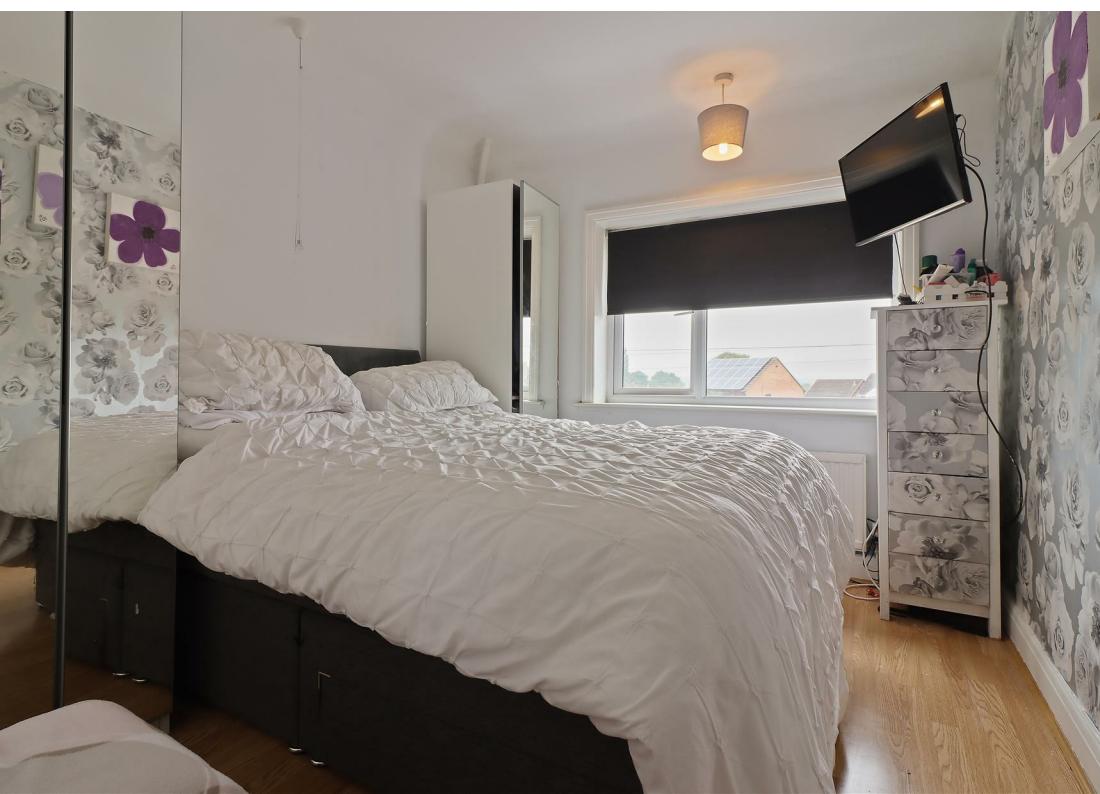
6'2" x 5'10" (1.88m x 1.78m)

Comprising of a white 3 piece suite which includes a bath with overhead mains shower, low level WC and pedestal wash hand basin.

### Outside

To the front of the property, offers fenced boundaries, blocked paved drive with ample car standing space also with EV charging point, and access down the side of the property with a secure locked gate.

The rear garden has fenced boundaries, paved patio, low level wall with steps leading to the upper lawn- which is perfect for social and family entertaining Outside tap, and garden shed.



### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

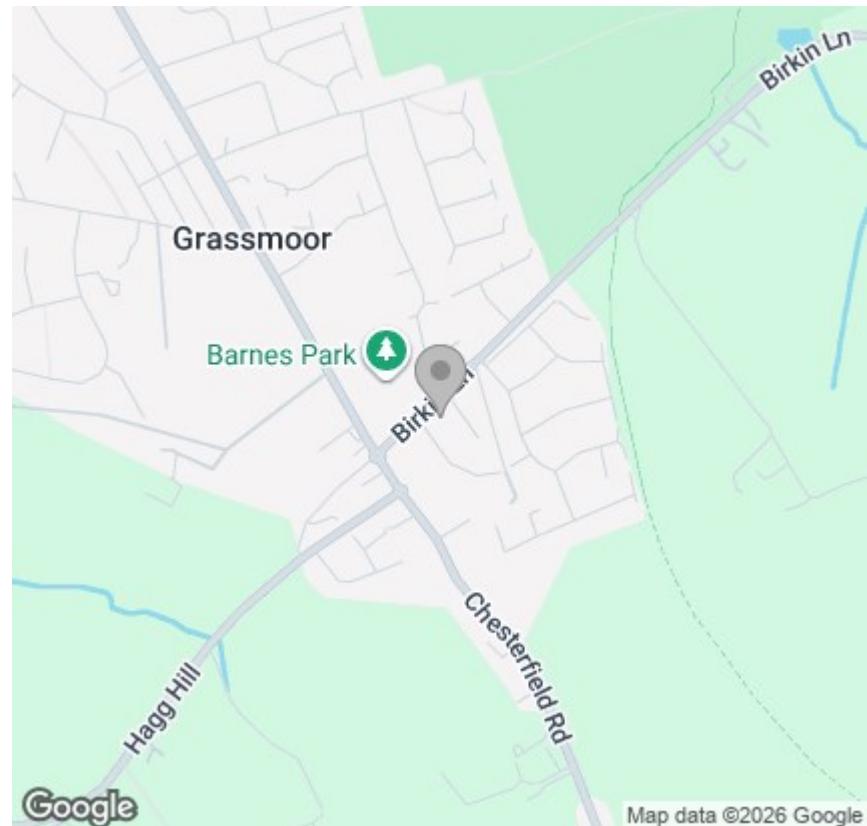
## Floor Plan



Total floor area: 67.9 sq.m. (731 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

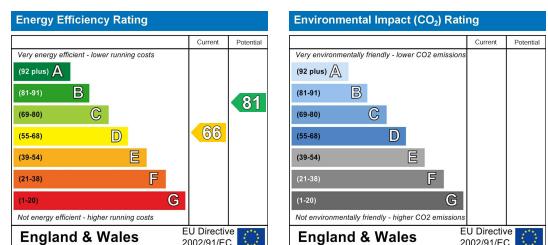
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.